



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Building Committee Minutes 10/16/2012

**TOWN OF ARLINGTON
 MINUTES
 COMMITTEE MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 Tuesday, October 16, 2012**

PRESENT: Adam Chapdelaine, Diane Johnson, John Maher, John Cole
 Mark Miano, Suzanne Robinson, Michael Boujoulian

ABSENT: Jeff Thielman, Alan Reedy

GUESTS: Capt. Flaherty, Police Department
 Eric Ammondson, Ammondson Architects
 G. Doelp, Simpson, Gumpertz & Heger

Meeting was called to order at 7:30pm

1. Progress. Mr. Ammondson gave a review of the current work underway. Work in progress includes masonry demolition and repair work, stucco, metal flashing and site work at the entrance. The front entry has been temporarily re-opened.

2. Potential change orders. We discussed the status of Potential Change Orders with the PTBC and specifically PCO's for adding additional expansion joints in the plaster and for changing the fasteners for installing metal furring for the stucco. We noted that the stucco contractor only carried the expansion and control joints shown the drawings and not what was required by the specifications. The PTBC directed Ammondson and SGH to continue negotiation with WES for a fair settlement for the expansion joints. Mr. Doelp explained the desirability of changing the fasteners from what was specified to a less corrosive material. The PTBC agreed with this change but did not feel additional labor to install the screws is acceptable. Ammondson/SGH to continue negotiations with WES. Not including the 4 heat pumps, the total amount of PCO's requested by WES is approximately \$65,000. Approximately \$16,000 of this are PCO's that have already been reviewed and approved by the Design Team. The balance of PCO's are being reviewed and negotiated. As demolition is still ongoing, it is too soon to know how many more unforeseen conditions will be discovered. Additional potential change orders will include replacement of damaged sheathing and unforeseen conditions at Cusack Terrace (see items below).

3. Damaged Sheathing. We showed photographs and samples of damaged sheathing uncovered during masonry demolition above the second floor windows. It appears that most of the damaged sheathing occurs on either side of the stucco column covers between the windows. SGH will be working with WES tomorrow to remove additional brick in order to determine how much additional demolition and repairs are required to be able to tie in new replacement sheathing into existing sound substrate. We will update the PTBC when more information is available.

4. Cusack Terrace Stair Tower. Mr. Doelp presented his 10/16/12 memo regarding the unforeseen conditions in the south wall of the Cusack Terrace Stair #2. We discussed that due to our concerns about the potentially unsupported masonry wall in the stair tower that we cannot continue with our planned work in this area. The PTBC approved a NTE budget of \$6,000 for SGH and WES to perform an investigation from the interior of the stair in order to determine existing conditions and make recommendations for any necessary repairs. Mr. Chapdelaine will discuss this with the Arlington Housing Authority.

5. HVAC Emergency y Work. Mark Miano has received pricing from Johnson Controls for replacement of the 4 non-functioning heat pumps and associated work for approximately \$26,000. WES Construction has priced the work at approximately \$35,000. The PTBC directed Mr. Miano to proceed to have this work performed by JCC as part of an existing maintenance contract.

6. HVAC Study. Mr. Ammondson presented a proposal in the amount of \$41,300 to perform the HVAC study to review the existing heat pumps and perform new load calculations, review the ventilation requirements and capacity including the energy recovery system and to review the cooling tower and make suggestions for its replacement. The proposal includes approximately \$4,000 of Ammondson project management and \$3,500 for a construction cost estimate. Not included is an allowance of \$5,000 for hiring a balancer. The PTBC decided not to accept this proposal. Mr. Chapdelaine will discuss the HVAC system with the Capital Planning Committee to find out if the design for the system replacement can be covered outside of this project. If so, the Town will likely issue a RFP for engineering for the new system. Mr. Ammondson noted that the engineer feels the cooling tower should be replaced before next cooling season.

7. Groundwater Filtration System. Mr. Ammondson provided an overview of the existing non-functional groundwater filtration system located on the north side of the building. As per direction from Mr. Cole, Ammondson has requested a proposal from WES to remove the system. The PTBC directed Mr. Miano to see if the Town's personnel can remove the system. Mr. Boujoulian and Mr. Miano asked Ammondson to provide the DEP information on the system.

8. Application for Payment #3. Ammondson presented the approved Application #3 in the amount of \$185,794.35. The PTBC approved this for payment.

9. Schedule. Mr. Ammondson and Mr. Doelp expressed concern for the overall project schedule. By contract, the work is to be completed by 2/27/13. Mr. Doelp stated that the masonry and stucco work need to be completed before winter but that windows, curtain wall and skylights do not. The PTBC suggested that we follow up with WES to see about increasing manpower where possible. The PTBC directed Ammondson to have WES present their schedule at the next PTBC meeting.

10. Committee further discussed Central Fire Station budget projections. John Cole informed the committee of the discussion between Donham & Sweeney and the Capital Planning Committee, it was pointed out that Ruth Lewis presented past documents that justified the current costs projections as offered by Donham & Sweeney.

11. John Cole proposed using Donham & Sweeney's new costs estimates going forward as well as utilizing the \$20,000 that has been set aside for a seismic study.

12. The slate roof replacement at the Robbins Library has received several design bids which have been reviewed by Mike Boujoulian. Mike will provide a memo on his review prior to the next meeting of the PTBC.

13. Mark Miano has walked the engineer through Hardy School and is waiting follow up on a scoping proposal.

14. Next meeting 10/30/12 at 7:30 at Town Hall Annex.

The following invoice was approved:

Community Safety Building

WES Construction	#3	\$185,794.35
Ammondson Architects	#2211	\$ 22,755.44

Meeting adjourned at 9:00 pm

Respectfully submitted,

Adam Chapdelaine

